

MANISTEE CITY ZONING BOARD OF APPEALS

70 Maple Street
P.O. Box 358
Manistee, MI 49660

MEETING MINUTES

November 18, 1997

A special meeting of the Manistee City Zoning Board of Appeals was held on Tuesday, November 18, 1997 at 5:30 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 5:30 p.m. by Chair Grabowski.

MEMBERS PRESENT: E. Grabowski, M. Johnson, J. Serocki

MEMBERS ABSENT: E. Budnik

ALTERNATE PRESENT: R. Johnson, R. Tetsworth

OTHERS PRESENT: Jon Rose (Community Development Officer), Raymond Rutkowski (400 Spruce Street), Pat Williams (490 Fourth Street), and Ray Fortier

Chair Grabowski opened the public hearing at 5:30 p.m.

PUBLIC HEARINGS:

Raymond Rutkowski

Public hearing was opened for a request made by Raymond Rutkowski, 400 Spruce Street to amend a variance received December 4, 1995 to add a 13 foot 6 inch garage door to carport. Pat Williams, 490 Spruce Street spoke in support of the request. Jon Rose read a letter received from Roger & Elvira Smith in support of the request.

Chair Grabowski closed the Public Hearings.

BUSINESS SESSION:

Raymond Rutkowski

Chair Grabowski opened the floor to discussion on the mater of Raymond Rutkowski's request to amend variance received December 4, 1995 to add a 13 foot 6 inch garage door to carport.

The following required findings of facts were discussed:

Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands structures, or buildings in the same Land Use District.

The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same Land Use District under the terms of this Ordinance.

The special conditions and/or circumstances are NOT the result of actions taken by the applicant or the previous property owner since adoption of the current Ordinance.

Granting of the variance would be in harmony with the general purpose and intent of the Ordinance and would NOT be injurious to the neighborhood, or otherwise detrimental to the public welfare.

The board members were unable to reach a consensus on the findings of fact. Therefore a meeting was scheduled for Tuesday, November 25, 1997 at 5:00 p.m. to allow additional review.

MINUTES

MOTION by R. Johnson, support by M. Johnson that the minutes of the October 30, 1997 Zoning Board of Appeals Meeting be approved. Minutes were approved unanimously

ADJOURNMENT

There being no further business a motion to adjourn was made by R. Johnson supported by M. Johnson.

APPROVED UNANIMOUSLY.

Meeting adjourned at 6:25 p.m.

Respectfully Submitted



Jon R. Rose, Acting as Secretary

* Amended as attached

MINUTES

MOTION by R. Johnson, support by J. Serocki that the minutes of the November 18, 1997 Zoning Board of Appeals Meeting be amended to reflect a vote item #1 and item #4 of the following findings of facts as follows:

1. Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same Land Use District? Voting as follows:
Yes - E. Grabowski, J. Serocki, M. Johnson, R. Tetsworth
No - R. Johnson

4. Would granting of the variance be in harmony with the general purpose and intent of the Ordinance and would NOT be injurious to the neighborhood, or otherwise detrimental to the public welfare? All voting yes.

Minutes were approved with corrections unanimously